



## Block B

St. Brendans Court, Island Trade Park, Bristol, BS11 9FB

### Exceptionally connected office accommodation in Avonmouth

**1,800 sq ft**  
(167.23 sq m)

- To be refurbished
- Kitchen within the suite
- Demised WCs
- Open plan office suite
- Raised floors and suspended ceilings

Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,800 sq ft                        |
| Rent           | £15.50 per sq ft                   |
| Rates Payable  | £6.24 per sq ft<br>TBC             |
| Rateable Value | £22,513                            |
| Service Charge | £5 per sq ft                       |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | C (75)                             |

Description

St Brendan's Court offers a ground floor office suite with exceptional connectivity to the M5 motorway and the wider Avonmouth area. The suite is due to be refurbished throughout to provide self-contained, Grade A office accommodation.

The accommodation is due to be refurbished throughout to provide an open plan office suite with new carpets, LED lightings and a redecoration throughout.

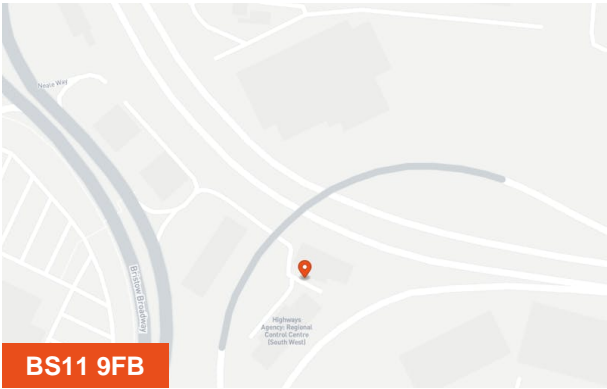
Location

St Brendan's Court is extremely well located for the M5 motorway network. It also sits within easy reach of the Avonmouth industrial area, and is about 15 minutes drive away from Bristol City Centre.

Accommodation

The accommodation comprises the following areas:

| Name                       | sq ft | sq m   | Availability |
|----------------------------|-------|--------|--------------|
| Ground - Part Ground Floor | 1,800 | 167.23 | Available    |
| Total                      | 1,800 | 167.23 |              |



Viewing & Further Information

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